

NUM PAGES 3  
 DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 FEES 21.50 PD \_\_\_\_\_ CHG  RET \_\_\_\_\_  
 TOTAL \_\_\_\_\_  
 CK NUM \_\_\_\_\_ BY \_\_\_\_\_  
 REC'D Baker and Associates

NUM INDEX \_\_\_\_\_  
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RECORDED  
 SCOTTS BLUFF COUNTY, NE  
 '01 JAN 9 PM 2 10

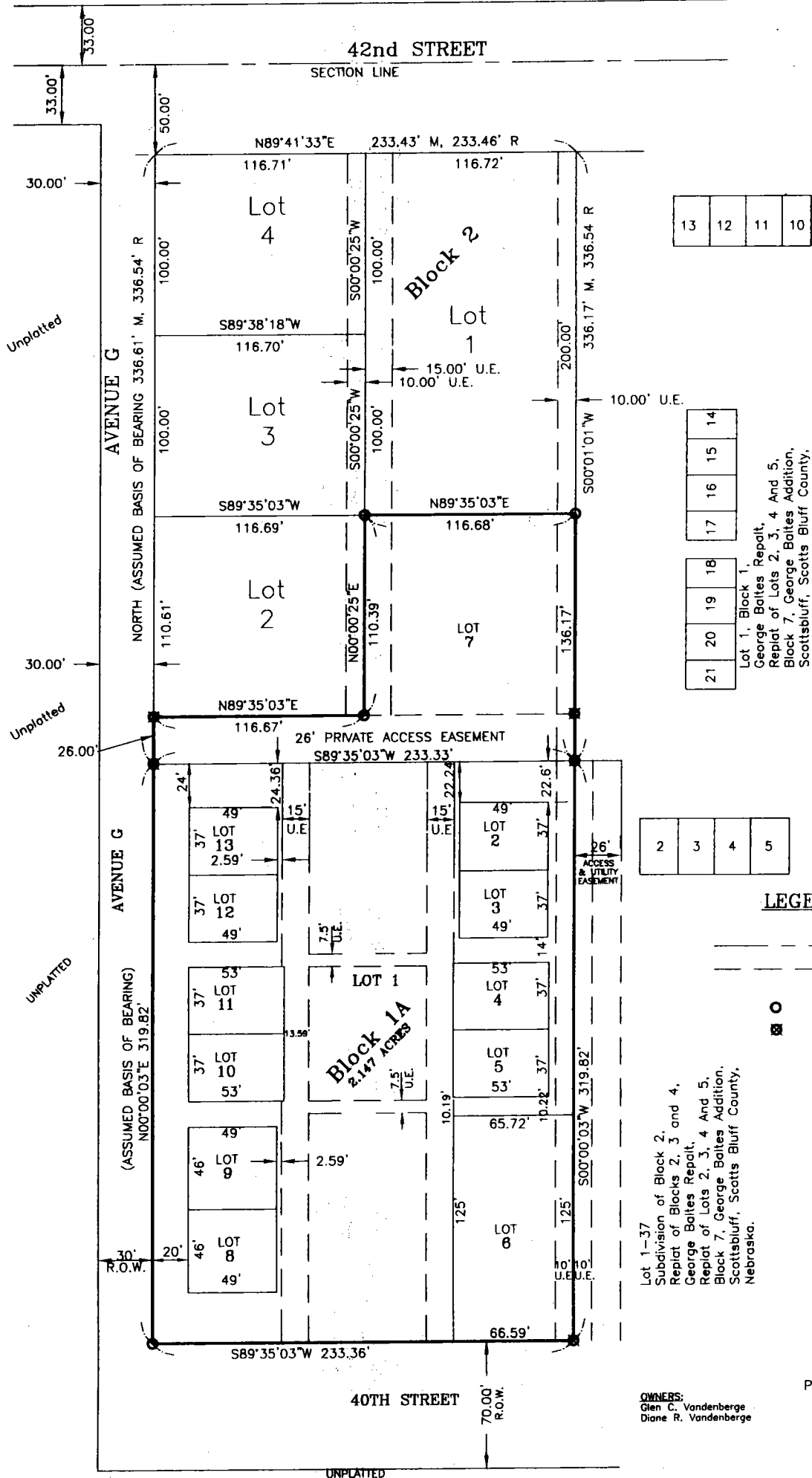
*Jean A. Bauer*

REGISTER OF DEEDS

FINAL PLAT

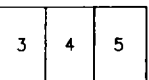
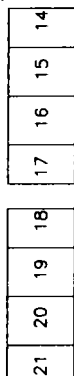
Sheet 1 of 3

PLAT OF LOTS 1 THRU 13, BLOCK 1A, VANDENBERGE ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



AREAS: BLOCK 1A, 2.147 acres  
 Lot 1: 1.082 acres  
 Lots 2-5, 10-13: 0.042 acres each  
 Lots 8 & 9: 0.052 acres each  
 Lot 6: 0.190 acres  
 Lot 7: 0.435 acres

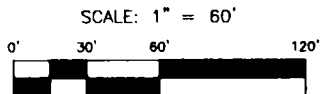
- NOTE:
- LOT 1, BLOCK 1 PLATTED AS A "COMMON AREA"
  - LOTS 2 THROUGH 5, BLOCK 1 LOTS 8 THROUGH 13, BLOCK 1 DIMENSIONS ARE BUILDING FOOTPRINT DIMENSIONS, AND DO NOT INCLUDE ROOF EYE OVER-HANG. ROOF EAVE OVERHANGS ARE ALLOWED IN "COMMON AREA" LOT 1 BY ORDINANCE.



LEGEND

- CENTER LINE
- - - EASEMENT LINE
- 3/4" REBAR
- ⊗ CHISLED "X" IN CONCRETE

Lot 1-37  
 Subdivision of Block 2,  
 Replat of Blocks 2, 3 and 4,  
 George Bailes Replat,  
 Replat of Lots 2, 3, 4 And 5,  
 Block 7, George Bailes Addition,  
 Scottsbluff, Scotts Bluff County,  
 Nebraska.



Prepared by: 11/22/00

OWNERS:  
 Glen C. Vandenberg  
 Diane R. Vandenberg

**Baker & Associates**  
 Engineers Planners Consultants  
 Scottsbluff, Nebraska

Inst. 2001 - 00140

**SURVEYOR'S CERTIFICATE**

I, Donald A. Brush, Nebraska Registered Land Surveyor No. 511, do hereby certify that I have plotted a tract of land described as follows:

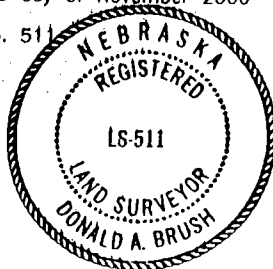
Plat of Lots 1 thru 13, Block 1A, Vandenberg Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska more particularly described as follows:

Beginning at the intersection of northerly right-of-way line of 40th Street with the easterly right-of-way line of Avenue G, said point being the POINT OF BEGINNING of this description; thence N00°00'03"E (Assumed Basis of Bearing) on said easterly right-of-way line a distance of 319.82 feet; thence continuing on said easterly right-of-way line NORTH a distance of 26.00 feet to the southwest corner of Lot 2, Block 2, Vandenberg Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska; thence N89°35'03"E on the southerly line of said Lot 2 a distance of 116.67 feet; thence N00°00'25"E on the easterly line of said Lot 2 a distance of 110.39 feet to the southwest corner of Lot 1 of said Block 2; thence N89°35'03"E on the southerly line of said Lot 1 a distance of 116.68 feet to a point on the westerly line of Block 1, George Baltes Replat, Replat of Lots 2, 3, 4, and 5, Block 7, George Baltes Addition, Scottsbluff, Scotts Bluff County, Nebraska; thence S00°01'01"W on the said westerly line of Block 1, George Baltes Replat, a distance of 136.17 feet to the northwest corner of Block 2 of said George Baltes Replat; thence S00°00'03"W on the westerly line of said Block 2, George Baltes Replat, a distance of 319.82 feet to a point on the said northerly right-of-way line of 40th Street; thence S89°35'03"W on the said northerly right-of-way line a distance of 233.36 feet to the point of beginning, containing 2.147 acres, more or less.

I further certify that no survey was done by me or under my direct supervision; that the accompanying plat is a correct delineation of said survey drawn to a scale of 60 Feet to the inch; that all dimensions are in feet and decimals; that each lot and block has its own number; that the areas are as shown; and that no monuments were found or set.

WITNESS MY HAND AND SEAL this 22nd day of November 2000  
 Donald A. Brush,  
 Nebraska Registered Land Surveyor No. 511

*Donald A. Brush*  
 Donald A. Brush,  
 Nebraska Land Surveyor No. 511



**OWNERS' STATEMENT**

We the undersigned, being the owners of the tract of land described in the foregoing Surveyor's Certificate, have caused such real estate to be plotted as:

Plat of Lots 1 thru 13, Block 1A, Vandenberg Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

We hereby dedicate the access and utility easements to the use and benefit of the public.

The foregoing plat and the access and utility easements shown on the plat are made with the free consent and in accordance with the desires of the undersigned owners.

Dated this 22nd day of November 2000.

*Glen C. Vandenberg*  
 Glen C. Vandenberg

*Diene R. Vandenberg*  
 Diene R. Vandenberg

Deed of Trust Trustee/Beneficiary  
 PLATTE VALLEY BANK  
 Scottsbluff, NE

Dated this 22nd day of November 2000.

By: *H. H. Kosman*  
 H. H. Kosman, President

Attest: *Donald A. Brush*  
 Secretary

Inst. 2001 - 00140

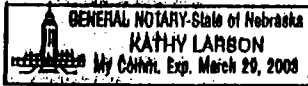
ACKNOWLEDGMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Glen C. Vandenberg and Diane R. Vandenberg, husband and wife, known to me to be the identical persons who signed the foregoing "Owners' Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 22nd day of November, 2000.

Kathy Larson  
Notary Public



My Commission Expires: March 20, 2003

APPROVAL AND ACCEPTANCE

The foregoing Plot of Lots 1 thru 13, Block 1A, Vandenberg Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska;

is approved by the Director of Development Services of the City of Scottsbluff, Nebraska pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska as amended by Section 10 of L.B. 71 approved March 5, 1983 and to Article 1 of Chapter 20 or Ordinance 2600 of the City of Scottsbluff, as amended by Ordinance 2812 of the City.

By: [Signature]  
Dwain McLaughlin, Director of Development Services.

Seal

Attested: [Signature]  
Bonnie Ott, City Clerk

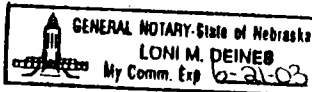
ACKNOWLEDGMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Dwain McLaughlin, City of Scottsbluff, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 21st day of December, 2000.

Loni M. Deines  
Notary Public



My Commission Expires: 6-21-03